[redacted]

X SYSTEMS LTD

APPLICATION NO:
**F/2000/1172**

LOCATION:
**1 Tinwell Close, Lower Earley Reading.**

APPLICANT:
**Mr & Mrs J D Smart C/O Mr F Biddle**

PROPOSAL:
**Proposed first floor side extension to dwelling and single storey front extension.**

EARLIEST DATE FOR DECISION: **12/05/2000**

APPLICATION EXPIRY DATE: **31/05/2000**

CASE OFFICER: **Joss Miller**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs J D Smart**
**C/O Mr F Biddle**
**24 Tamarisk Avenue**
**READING**
**Berkshire**
**RG4 8JB**

**Application Number: F/2000/1172**

**Parish:** **EARLEY**

**Location:** **1 Tinwell Close, Lower Earley, Reading**

**Proposal:** **Proposed first floor side extension to dwelling and single storey front extension**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

**Condition**
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

**Reason**
3. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 21/06/2000

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

fratused

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1172 | JM |
| BUILDING CONTROL NUMBER. | FP2001/1504 | Martin |
| ~~APPLICANT~~/AGENT | Mr F. Biddle | |
| ADDRESS OF SITE | 1. Tinwell Close<br>Lower EARLEY | |
| DESCRIPTION OF PROPOSED WORK | S/S front &<br>first floor side ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | ~ |
| ELEVATIONS | 080/00/01 | 080/00/01 |
| FLOOR PLANS | -~ | -~ |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 21/6/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | ~ | |
| DATE | 24/1/01 | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**Application Number F/2000/1172**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | SC01 | SR02 | |
| 2 | SC23 | SR06 | Parking & garaging |
| 3 | SC53 | SR12 | works. |

21/6/02

# RECORD OF SITE VISIT

SITE ADDRESS: 1 Tinwell Close
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1172

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on drainpipe at front of house.

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m brick wall to rear.
house to side - garages nearest proposal.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING 4 spaces.

LEVELS \

BOUNDARY TREATMENT open at front and side of house.

OTHERS \

**WORK SHEET FOR :** Joss Miller

**Application Number :**.F/2000/1172

**Applicant :** Mr & Mrs J D Smart C/O Mr F Biddle.

**Location :** 1, Tinwell Close, Lower Earley, Reading.
**Proposal :** Proposed first floor side extension to dwelling and single storey front extension.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 7/5/00 |

**Date of Neighbour Notifications :** 19/4

**Date of Site Visit :** 7/5/00

**Date Registered : 05/04/2000**

**Earliest Date for Decision : 12/05/2000**

**Latest Consultation Date/Site Notice Expiry Date : 12/05/2000**

**Application Expiry Date: 31/05/2000**

**Consultation Responses :**

Earley TC - No objection

**Planning Issues :**

Effect on street scene & neighbouring properties WBC.
Identified settlement.

**Application Number: F/2000/1172**

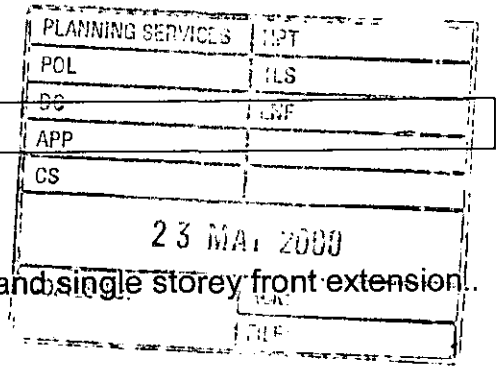
**Appraisal :**

This application is for a first floor side extension and single storey front extension.
Neighbours.
The nearest neighbour is 12.5m from the extensions. All neighbours are a sufficient distance for any impact to be minimised.
Street scene.
The extension is 3.5m wide, 7m tall and 6.5m deep. It is flush with the main footprint of the house as well as the height. However, this would not adversely effect the street scene as the houses are well spaced apart. The front extension will project 1.5m forward, flush with the garages and the bay windows will project forward a further .7m This extension is single storey and will help to break up the mass of the building thereby minimising any adverse effect.
There is sufficient parking to satisfy the councils policies.

**Recomendation : Approval:** ☑ **Refusal:** ☐
(tick appropriate box)

FROM: Joss Miller

DATE: 18 April 2000




## EARLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1172

**Proposal:** Proposed first floor side extension to dwelling and single storey front extension.

**Site Address:** 1, Tinwell Close, Lower Earley, Reading.

**Applicant:** Mr & Mrs J D Smart C/O Mr F Biddle.

Your observations are required in respect of this application **by 12/05/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

F. Biddle,
24 Tamarisk Ave,
Reading,
Berkshire,
RG2, 8SB.
2/6/00.
Tel 01189-448512.

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 05 JUN 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

Wokingham District Council,
Planning Dept.,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40, 1WR.

F.A.O Joss Miller

Ref - F/2000/1172 - 1 Tinwell Close, Lower Earley, Reading.
Proposed first floor side extension to dwelling and single storey front extension.

Further to our telephone conversation on Friday 2nd June 2000, with regard to the above, in particular to the set back, the extension has been designed with a flush finish wall with the existing house, in order to avoid point loading the existing beam within the garage area. If the extension is set back, it may then be difficult to undertake.

As mentioned I have incorporated a small pitched roof over the existing front window in order to define the extension and also to break the roof line up.

If the proposal does not meet with your approval please contact me.

yours sincerely.
F. Biddle.

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1172

**CONFIDENTIAL**

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2000/1172**
**1, Tinwell Close, Lower Earley, Reading.**
**Proposed first floor side extension to dwelling and single storey front extension.**

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1172**
**1, Tinwell Close, Lower Earley, Reading.**
**Proposed first floor side extension to dwelling and single storey front extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1172

**CONFIDENTIAL**

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham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Yours faithfully

Head of Planning and Transportation

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**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1172**
**1, Tinwell Close, Lower Earley, Reading.**
**Proposed first floor side extension to dwelling and single storey front extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **18 April 2000**

My ref: F/2000/1172

**CONFIDENTIAL**

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


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**Application Number: F/2000/1172**
**1, Tinwell Close, Lower Earley, Reading.**
**Proposed first floor side extension to dwelling and single storey front extension.**

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Joss Miller** Application Number: **F/2000/1172**
**1, Tinwell Close, Lower Earley, Reading.**
**Proposed first floor side extension to dwelling and single storey front extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

**********FILE COPY**********

**Received by Wokingham District Council**

# Application No: F/2000/1172

**PROPOSAL:**
Proposed first floor side extension to dwelling and single storey front extension.

**LOCATION:**
1, Tinwell Close, Lower Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm *Mon, Thurs & Fri. 9.30am - 5.00pm Tues,* 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.**
**(TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2000. Written comments submitted will become available for public inspection.**

***In view of the very large number of planning* applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head of Planning and Transportation**

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: - 5 APR 2000 | Map No. 59.. Site ..094.. |
| Officer: JM / Application No. F/2000/1172. | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION

Location: 1 TINWELL CLOSE

Parish: EARLEY Ward: L. Hungerford 19/4

Applicant: MR / MRS SMART

**Fee** Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | 1:100 doesn't show adjoining | See OS extract 1:500 | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 19/4 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

NDO Pre-apps.

**NEIGHBOURS:**

S/N 1, 14, 15 + 16 Thistleton way
2, 3, 5 + 7 Tinwell Close
1 Bytham close

05 APR 2000* 1172

F. Biddle,
24 Tinwell Ave.,
Reading,
Berkshire,
RG2 8JS.
27/3/00.
Tel 01189-864738.

Wokingham District Council,
Planning, Dept.

Council Offices,
Shute End,
Wokingham,
Berkshire.

Ref: Extension - Alterations, 1 Tinwell, Close, Lower Early.

Please find enclosed the following;

1, Application fee of £95.00
2, Six copies of the drawing 080/00/01.
3, Six copies of the location plan 1:2500.
4, Six copies of the site plan 1:100.
5. Six copies of the application forms.

With regard to the policy to set back the 2nd floor extension from the front elevation, this will be difficult to undertake on this property as it would involve point loading a beam within the existing garage. I have included on the plan a small pitch section roof to the extension area over the front elevation window, in order to break the roof line up & create some interest, this also defines the extension. If you have any queries in respect of the proposal, please do not hesitate to contact me.

F. Biddle.

ADDRESS 1 TINWELL CLOSE PARISH ~~Woodley~~ Earley 1.4-81

PLOT No. 20 Area B/C - Lower Earley ORD. SHEET No. SU.7670(S

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 15464 | PYE | Det. House & garage | 4.6.81 | N/A C/ |
| BR 17469 | " | Amendment | 21.10.81 | App N/ |
| 17693 | " | garage as sales office | 1.7.82 | N/A TP 31.7.8 |
| 25656 | | | 16.6.86 | CIA |
| BRA 703 | MR & MRS SMART | GARDEN STORE | 1.5.86 | APP N/A |
| 38991 | " | 8/ST. DET. | | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

# Environmental Services

For office use only.
Application number:
05.APR.2000* 1172

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br>Phone number | MR. F. BIDDLE<br>24 TAMARISK AVE.<br>READING, BERKSHIRE,<br>RG2 8JB.<br><br>01189-864738. |
| 2 | Agent's Name<br>Address and postcode<br><br>Phone number | MR. & MRS J D SMART<br>1 TINWELL CLOSE,<br>LOWER EARLEY<br>READING, BERKSHIRE.<br><br> |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | 1 TINWELL CLOSE, LOWER EARLEY. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | FIRST FLOOR ADDITION ABOVE EXISTING GARAGE/UTILITY AND SINGLE STOREY FRONT ADDITION |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | FACE BRICKWORK TO MATCH EXISTING AS NEAR AS POSS. AND INTERLOCKING TILES TO MAIN ROOF. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 4 | Proposed: 4 |
| **10** | Does a public right of way touch the site?<br>If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☒ |
| **11** | Checklist. Please make sure that you enclose the following.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

**12** Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| | | |

None of the land forms part of an agricultural holding.

Your signature: F. BIDDLE

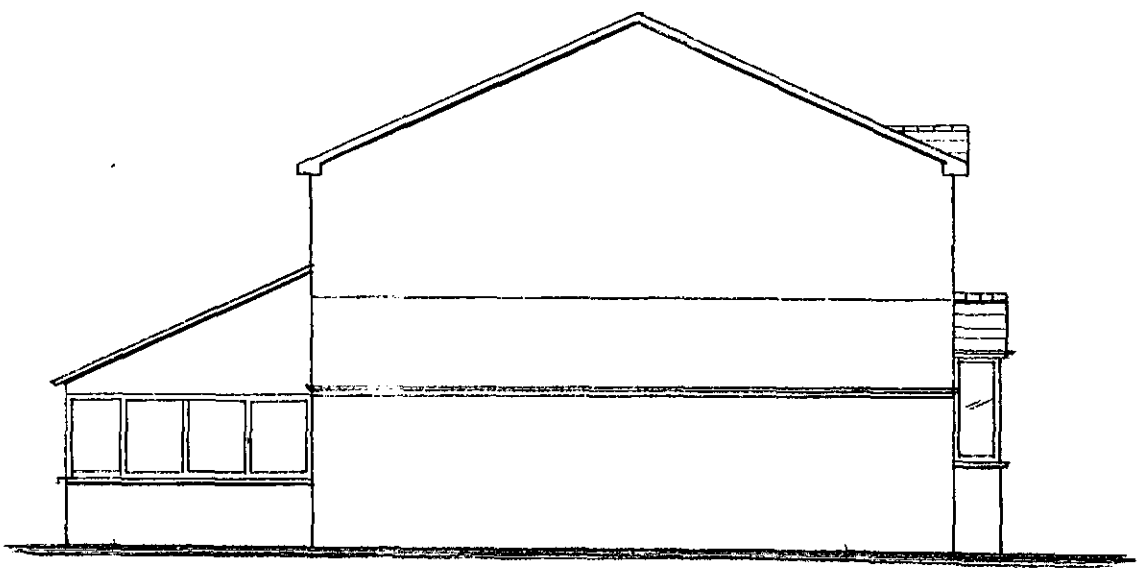
on behalf of MR. & MRS J. D. SMART.

Date 27/3/00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

APPROVED

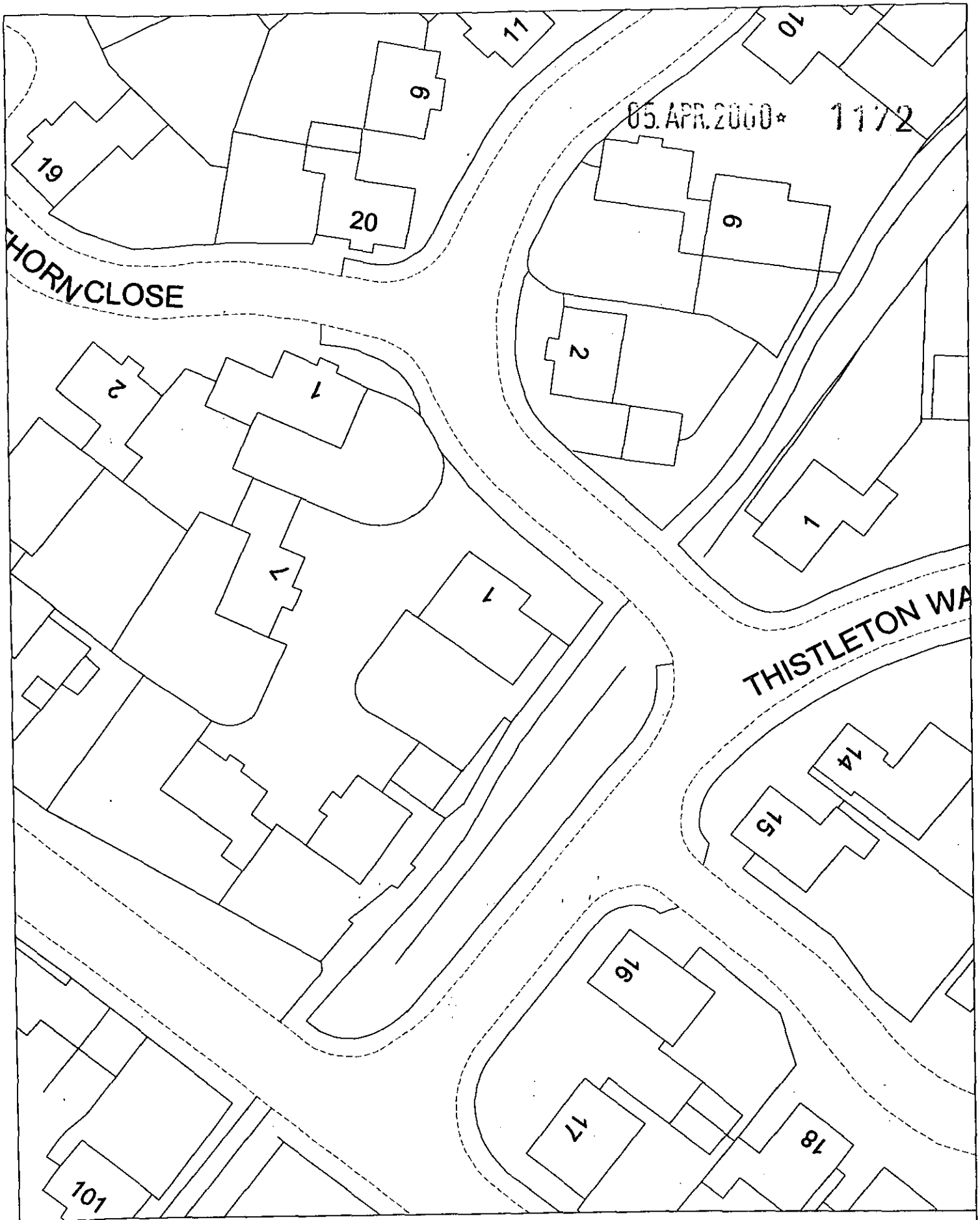
SUPERSEDED



PROPOSED EAST ELEVATION

05.APR.2000* 11/2

| | | |
|---|---|---|
| CLIENT | MR - MRS SMART | |
| JOB TITLE | EXTENSION AND ALTERATION TO 1 TIMMIL CLOSE, LOWER EARLEY, READING | |
| DRAWING TITLE | PROPOSED PLANS AND ALTERATIONS - EAST ELEVATION | |
| SCALE | 1:100 | 3/3/00 |
| | 080/00/02 | FFB |




## Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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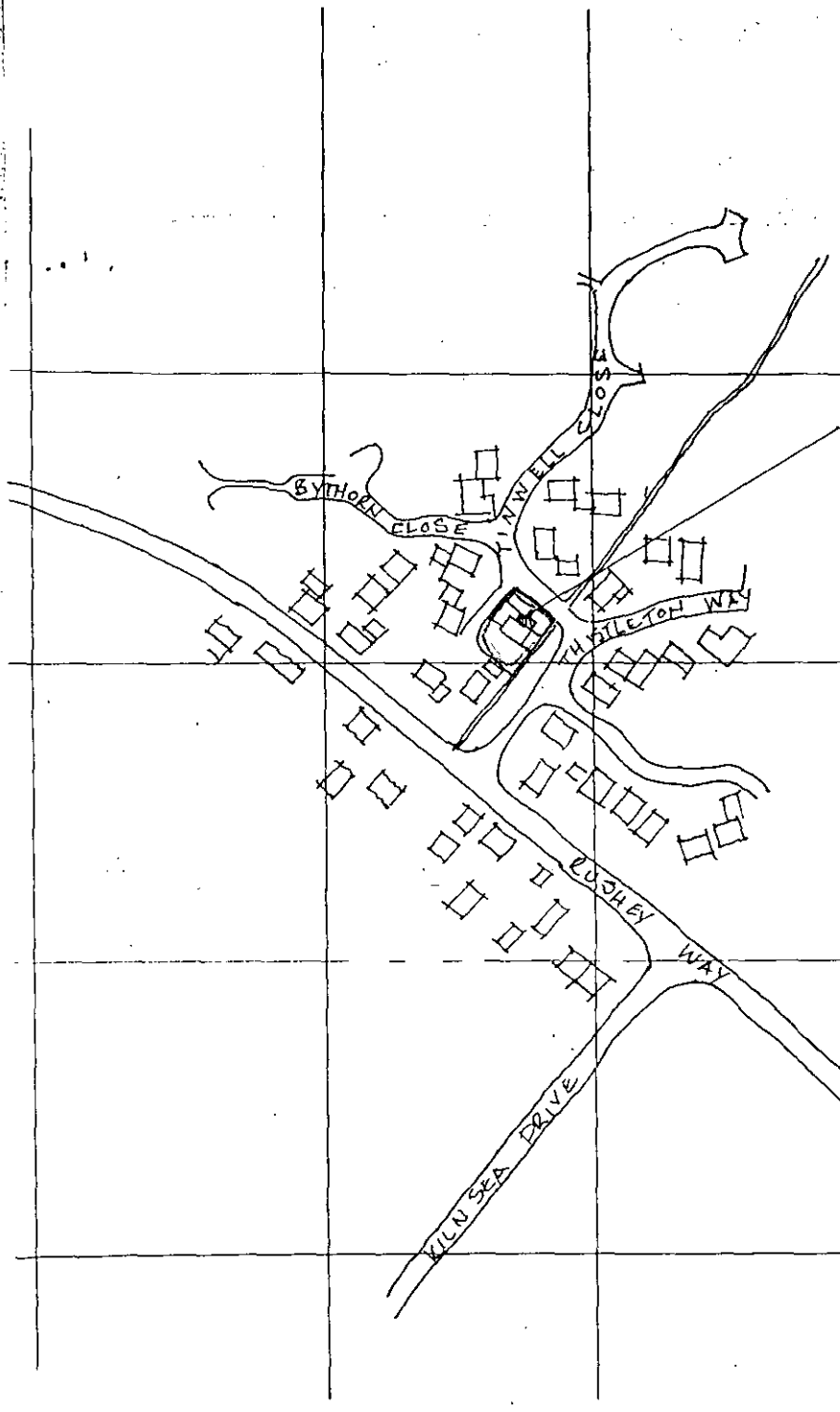
Date: 13 April 2000

N
W E
S




FIRST FLOOR ADDITION

Proposed Lounge Extension
1, Tinwell close.
Lower Earley
READING

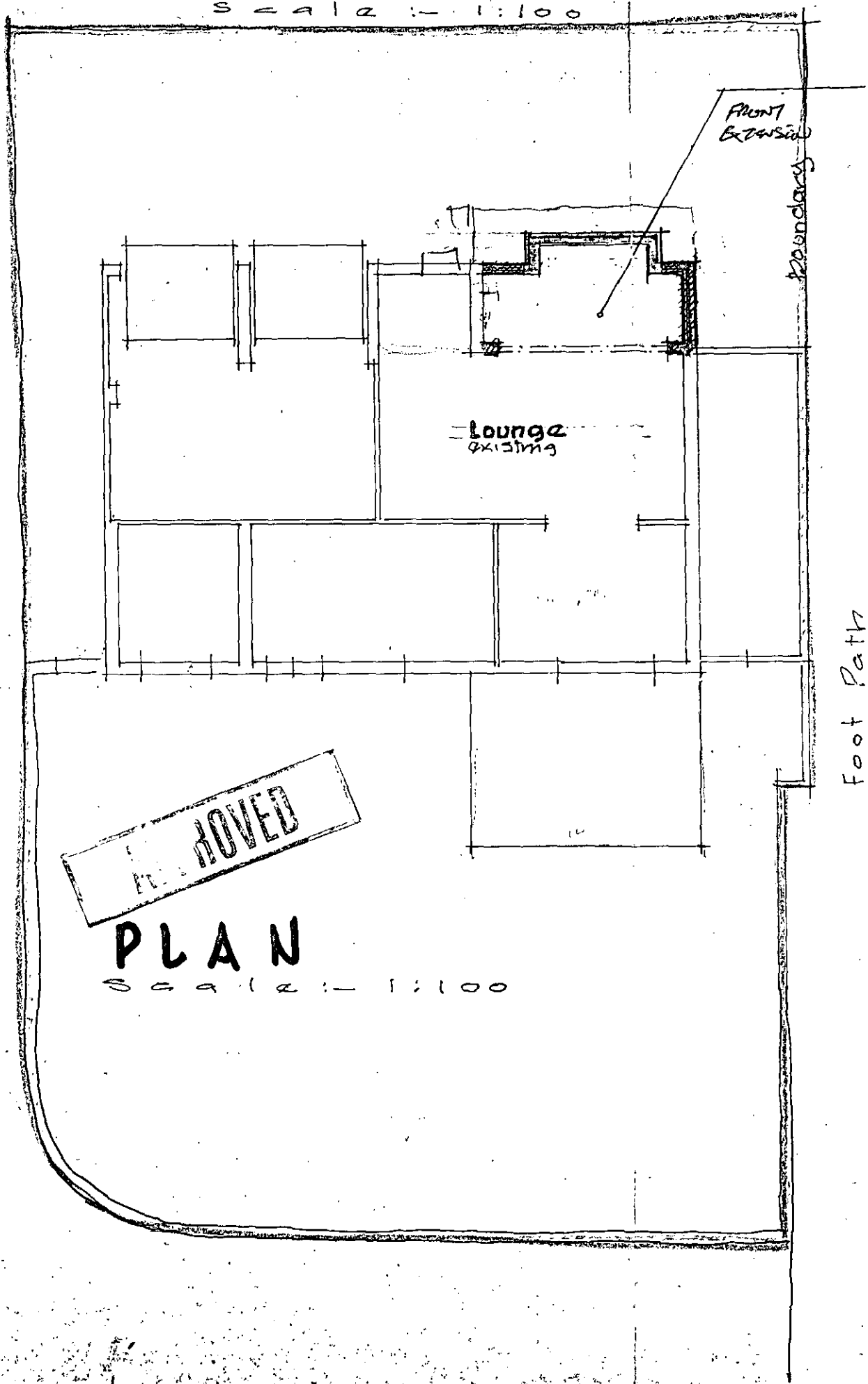
# LOCATION

Scale:- 1 : 2500

# SIDE

Scale :— 1:100

05. APR. 2000 * 1172




APPROVED

# PLAN

Scale :— 1:100

Lin WESTON | Date: January 1992